Karen Johnson Davidson County
Batch# 272309 DEEDQC
08/16/2019 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190816-0082066

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Joan C Wheeler
Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey G. Knutson and wife, Joan C. Wheeler 1053 Overton Lea Road Nashville, Tennessee 37220	SAME	145 04 0 036.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the express purpose of establishing a tenancy by the entirety between a husband and wife by direct conveyance in accordance with T.C.A.§ 66-1-109, I, **Joan C. Wheeler**, hereinafter called the Grantor, hereby remise, release and quitclaim unto **Jeffrey G. Knutson and wife, Joan C. Wheeler, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's

right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of August, 2019.

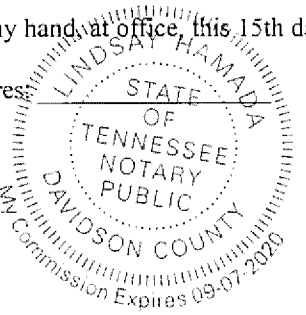
Joan C. Wheeler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan C. Wheeler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2019.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 6 on the 3rd Addition to the Plan of Lealand Manor, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the northerly margin of Ridgeview Drive, at the corner of lots Nos. 6 and 7, said beginning point being the southwest corner of the property conveyed to Thomas G. Harrison and wife by deed from F.N. McNeill, Jr., executor and trustee, as of record in Book 1629, page 105, Register's Office for Davidson County, Tennessee; thence with Harrison's west line, northwardly 368.5 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said Road, westwardly 200 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, southwardly 380.7 feet to the northerly margin of Ridgeview Drive; thence with the northerly margin of said Drive, eastwardly 160 feet to the beginning.

Being the same property conveyed to Joan C. Wheeler by Trustee's Quitclaim Deed from Joan C. Wheeler, Successor Trustee of The Elizabeth N. Wheeler Living Trust, established by the Revocable Trust Agreement of Elizabeth N. Wheeler, dated July 9, 2004, of record as Instrument No. 20181017-0102638, Register's Office for Davidson County, Tennessee.

This is improved property known as 1053 Overton Lea Road, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

